

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 5513 SOUTHWEST PARKWAY FROM**
3 **DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL OFFICE-MIXED**
4 **USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to general office-mixed
10 use-conditional overlay (GO-MU-CO) combining district on the property described in
11 Zoning Case No. C14-2007-0078, on file at the Neighborhood Planning and Zoning
12 Department, as follows:

13
14 A 4.997 acre tract of land, more or less, out of the Thomas Anderson Survey No.
15 17, Abstract No. 2, in Travis County, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),

18
19 locally known as 5513 Southwest Parkway, in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "B".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively with
27 all existing or previously authorized development and uses, generate traffic that exceeds
28 2,000 trips per day.

29
30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the general office (GO) base
32 district, the mixed use (MU) combining district, and other applicable requirements of the
33 City Code.

PART 3. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

ssss

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

4.997 ACRES
SOUTHWEST PARKWAY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT A

FN. NO. 06-326(DRK)
JUNE 5, 2006
BPI JOB NO. 258-47.92

DESCRIPTION

OF A 4.997 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.997 ACRE TRACT OF LAND BEING THAT SAME 4.997 ACRE TRACT CONVEYED TO SOUTHWEST PARKWAY PARTNERS, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2006057459 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.997 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northwesterly corner of that certain 48.86 acre tract conveyed to Thomas Oran Murphy, Jr. by deed of record in Volume 13224, Page 869 of the Real Property Records of Travis County, Texas, same being the northeasterly corner of said 4.997 acre tract and hereof, from which a 60d nail found for in the southerly right-of-way line of Southwest Parkway bears S56°19'29"E, a distance of 167.97 feet;

THENCE, leaving the southerly line of Southwest Parkway, along the northwesterly line of said 48.86 acre tract, same being the northeasterly line of said 4.997 acre tract and hereof, the following two (2) courses and distances:

- 1) S30°09'25"W, a distance of 1043.30 feet to a 1/2 inch iron rod found for an angle point;
- 2) N59°21'20"W, a distance of 208.45 feet to an iron pipe found in the easterly line of that certain 50.04 acre tract of land conveyed to The Carl and Verne Roe Family Trust by deed of record in Volume 13401, Page 459 of the Real Property Records of Travis County, Texas, for the southwesterly corner of said 4.997 acre tract and hereof;

THENCE, N30°09'47"E, along the easterly line of said 50.04 acre tract, being the westerly line of said 4.997 acre tract and hereof, a distance of 1044.39 feet to a 1/2 inch iron rod with cap set in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northeasterly corner of said 50.04 acre tract and northwesterly corner of said 4.997 acre tract and hereof,

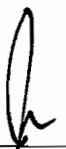
THENCE, leaving the easterly line of said 50.04 acre tract, along the southerly line of Southwest Parkway, being the northeasterly line of said 4.997 acre tract and hereof, the following two (2) courses and distances:

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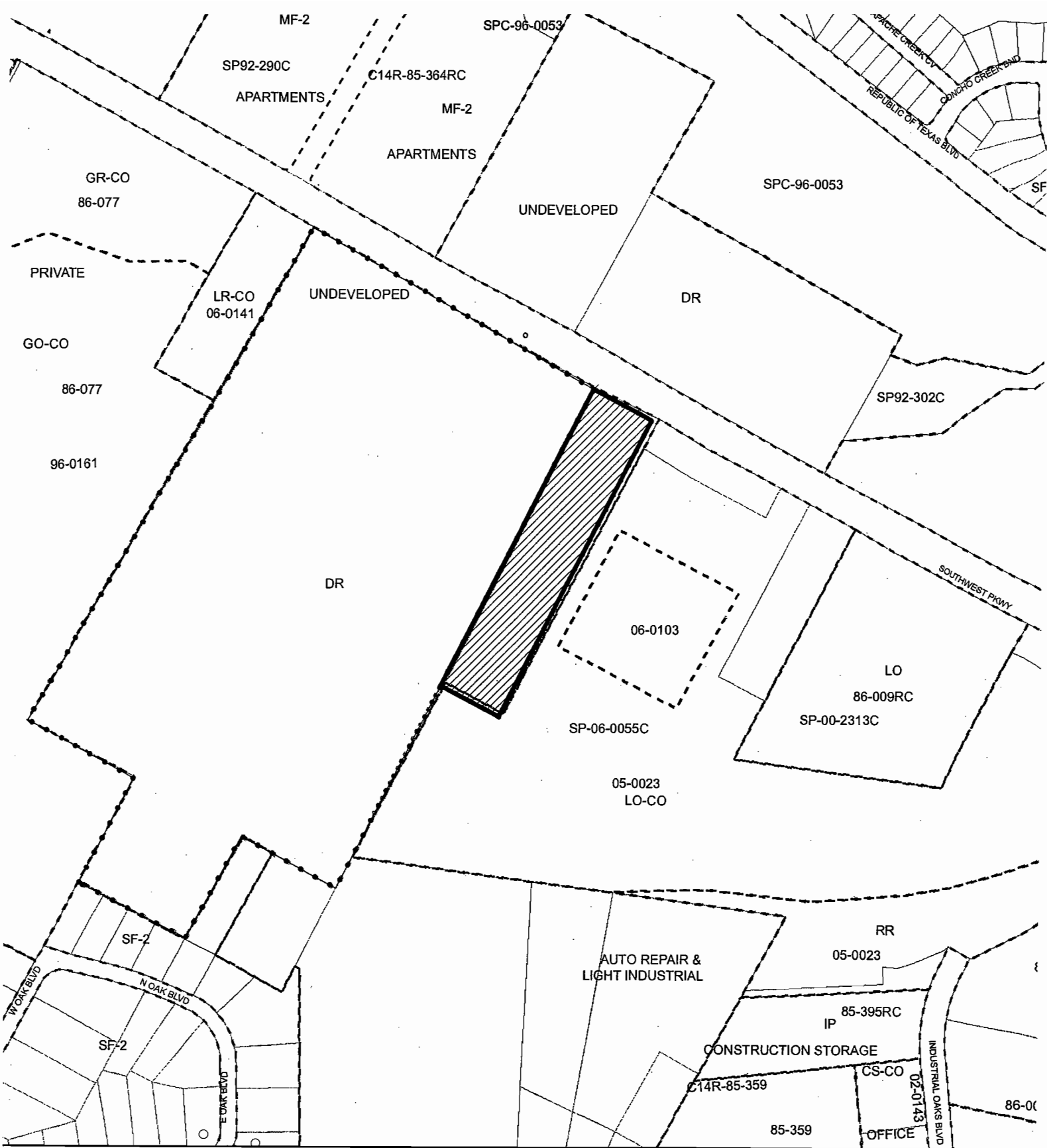
- 1) S59°28'01"E, a distance of 181.76 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) S56°14'14"E, a distance of 26.63 feet to the **POINT OF BEGINNING**, containing an area of 4.997 acres (217,661 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


6/5/06
JOHN T. BILNOSKI, R.P.L.S.
NO. 4998
STATE OF TEXAS





ZONING EXHIBIT B



Subject Tract



Zoning Boundary



Pending Cases

ZONING CASE#: C14-2007-0078
ADDRESS: 5513 SOUTHWEST PKWY
SUBJECT AREA: 4.997 ACRES
GRID: D20
MANAGER: R. HEIL



1" = 400'

OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.